

BOARD BILL NO. 10 INTRODUCED BY ALDERWOMAN DONNA BARINGER

1 An Ordinance recommended by the Planning Commission on April 2, 2014, to
2 change the zoning of property as indicated on the District Map, from “A” Single-Family
3 Dwelling District and “F” Neighborhood Commercial District to the “F” Neighborhood
4 Commercial District only, in City Block 6316 (4301 Hampton Avenue), so as to include
5 the described parcel of land in City Block 6316; and containing an emergency clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** The zoning designation of certain real property located in City
8 Block 6316 is hereby changed to the “F” Neighborhood Commercial District, real
9 property being particularly described and shown in Exhibit A as follows:

10 LOTS FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK
11 THREE (3) OF HAMPTON HILLS AND IN BLOCK 6316 OF THE CITY OF ST.
12 LOUIS AND A TRACT OF LAND IN BLOCK 6316 OF THE CITY OF ST. LOUIS,
13 BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF
14 BANCROFT AVENUE 60 FEET WIDE WITH THE WEST LINE OF HAMPTON
15 AVENUE 80 FEET WIDE, THENCE SOUTHWARDLY ALONG THE WEST LINE
16 OF HAMPTON AVENUE 126 FEET, MORE OR LESS, TO THE NORTH LINE OF
17 LOT 16 IN BLOCK 3 OF HAMPTON HILLS, THENCE WESTWARDLY ON A LINE
18 PARALLEL TO AND 125 FEET SOUTH OF BANCROFT AVENUE, 628.67 FEET
19 TO THE EAST LINE OF PRAGUE AVENUE, THENCE NORTHWARDLY ALONG
20 THE EAST LINE OF PRAGUE AVENUE, 126 FEET TO THE SOUTH LINE OF
21 BANCROFT AVENUE, THENCE EASTWARDLY ALONG THE SOUTH LINE OF
22 BANCROFT AVENUE 609.57 FEET, MORE OR LESS, TO THE WEST LINE OF

April 15, 2014

Page 1 of 3

Board Bill #10

Sponsor: Alderman Donna Baringer

1 HAMPTON AVENUE AND THE POINT OF BEGINNING; BEING MORE
2 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF
3 INTERSECTION OF THE SOUTH LINE OF BANCROFT AVENUE 60 FEET WIDE
4 WITH THE WEST LINE OF HAMPTON AVENUE 80 FEET WIDE; THENCE
5 ALONG A CURVE TO THE LEFT ALONG THE WEST LINE OF HAMPTON
6 AVENUE AND THE EAST LINE OF LOTS 14, 15 AND 16 OF HAMPTON HILLS,
7 HAVING A RADIUS OF 3411.81 FEET AND A CHORD BEARING OF S07°17'39"E
8 (CHORD: 234.71 FEET), AN ARC DISTANCE OF 234.76 FEET; THENCE
9 S09°15'56"E ALONG THE EAST LINE OF LOT 16, ALSO BEING THE WEST LINE
10 OF HAMPTON AVENUE, A DISTANCE OF 22.80 FEET TO THE NORTHERLY
11 SOUTHEAST CORNER OF LOT 12; THENCE S42°04'05"W ALONG THE
12 SOUTHEASTERLY LINE OF LOT 16, A DISTANCE OF 12.81 FEET TO THE
13 SOUTHERLY SOUTHEAST CORNER OF LOT 16; THENCE N87°58'55"W ALONG
14 THE SOUTH LINE OF LOT 16, ALSO BEING THE NORTH LINE OF
15 SUTHERLAND AVENUE, A DISTANCE OF 142.70 FEET TO THE SOUTHWEST
16 CORNER OF LOT 16; THENCE N09°22'23"W ALONG THE WEST LINE OF LOTS
17 16, 15 AND 14, A DISTANCE OF 142.88 FEET TO THE NORTHWEST CORNER OF
18 LOT 14; THENCE N87°58'55"W ALONG THE NORTH LINE OF THE PLATTED 15'
19 ALLEY, A DISTANCE OF 473.50 FEET TO THE EAST LINE OF PRAGUE
20 AVENUE; THENCE N02°19'01"E ALONG THE EAST LINE OF PRAGUE AVENUE,
21 A DISTANCE OF 124.95 FEET TO THE SOUTH LINE OF BANCROFT AVENUE;
22 THENCE S87°52'01"E ALONG THE BANCROFT AVENUE, A DISTANCE OF
23 609.57 FEET TO THE POINT OF BEGINNING.

April 15, 2014

Page 2 of 3

Board Bill #10

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1 **SECTION 2.** This ordinance being necessary for the preservation of the health,
2 safety and welfare shall take effect and be in full force immediately upon approval by the
3 Mayor of the City of St. Louis.

EXHIBIT A DISTRICT MAP



Current Zoning District

| | | | |
|--|-------------------------------------|--|-------------------------------|
| | A Single-Family Dwelling District | | G Local Commercial District |
| | B Two-Family Dwelling District | | H Area Commercial District |
| | C Multiple-Family Dwelling District | | I Central Business District |
| | D Multiple-Family Dwelling District | | J Industrial District |
| | E Multiple-Family Dwelling District | | K Unrestricted District |
| | F Neighborhood Commercial District | | L Jefferson Memorial District |

Rezoning Area

Rezoning from "A" & "F"
to "F" only

PDA-040-14-REZ

CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY